



18 BRODIE ROAD, REYNELLA



SPECIFICATIONS AND INCLUSIONS



**Electrical Inclusions**

- Double power points throughout – Iconic Range
- Alarm system with 4 PIR's and touchpad
- Downlights & feature lights included as per plan

Air conditioning

- Samsung unit with zone controller

Plumbing Inclusions

- Front & rear wall mounted external taps
- Heatpump (electric) hotwater system
- Rainwater tank as per plan

Insulation

- R5.0 Insulation to ceilings
- R2.5 Insulation to external walls
- R2.0 Insulation to internal walls & mid floor

Plasterboard

- 2700mm ceiling height to home

Roofing

- Colorbond roof, gutters & fascias

Wall Cladding

- Hebel external walls rendered / painted finish
- Feature cladding to front of home as per plan

Windows & Doors

- Powder coated aluminium windows & sliding doors
- Feature timber front door
- Lever style door furniture throughout
- Panel lift garage door with 2 remotes

**Appliances**

- 600mm width Euro stainless steel oven
- 600mm width Euro stainless steel gas hotplate
- Euro freestanding dishwasher
- Euro integrated rangehood

Joinery

- Custom joinery package with stone benchtops
- Built in robes to bedroom 2 & 3, WIR to bedroom 1

Wet Area Accessories

- Flick mixer taps with brushed nickel finish
- Back to wall bath tub
- Frameless shower screens with radius edge to showers

Tiling

- 600mm x 600mm feature tiling to wet area floors/walls
- Floor to ceiling tiling height in bathrooms & ensuites
- Tiling height to 1200mm in PDR's
- Feature tiled splashback to laundry above sink & kitchen above benchtops

Floor Covering

- 600mm x 600mm feature tiling to main floor areas
- Montrosa carpets in Bottania colour on 10mm foam underlay to bedrooms and theatre

Landscaping

- Feature landscaping and retaining to front and rear yard
- Exposed aggregate concrete pathways and garden edging
- Established feature garden beds and lawn with irrigation system

Complete Turnkey Finish



Sanitaryware & Accessories

Kitchen



Vanities



Showers



Toilets



Laundry



Bathroom





Appliances (Stainless Steel)

Electric 600mm Oven



Gas 600mm Hotplate



Undermount Kitchen Rangehood



Dishwasher



Continuous Flow HWS





Doors/Hardware/Mouldings

Internal Doors



Entry Door



75mm Cove Cornice

Bevelled Edge





Tiling & Flooring

Wet Area Tiles (example)



Splashback Tiles (example)



Carpeted Floors (example)



Vinyl Plank Floors (example)





External Selections (examples)

